Due to the CoVid-19 pandemic, the June 29th meeting will be held in accordance with the attached MEMORANDUM.

Wednesday, June 29, 2022     Virtual Meeting
9:00 AM for Scheduled Hearings

Agenda

Public Participation Speakers are Limited to 3 Minutes

Accessibility
1. ROLL CALL 9:00 AM

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE MAY 25, 2022 MEETING SUMMARY

4. CALL TO THE PUBLIC

NEW HEARINGS

COMPREHENSIVE PLAN AMENDMENTS

5. P22CA00001 STINSON FAMILY TRUST – S. HEADLEY ROAD PLAN AMENDMENT

Stinson Family Trust, represented by Projects International Inc., requests a Comprehensive Plan amendment of approximately 15.5 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as 6725 and 6765 S. Headley Road (parcel numbers 138-24-0310 and 138-24-0320), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area. (District 5)

Attachments: Staff Report

6. P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT

Warren/Jessica Bell Living Trust, represented by DEIH Architecture, requests a Comprehensive Plan amendment of approximately 0.83 acres from the Low Intensity Urban 1.2 (LIU-1.2) to the Medium Intensity Urban (MIU) land use designation, located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, and addressed as 1722 W. Ina Road (parcel number 225-47-0070), in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)

Attachments: Staff Report
               Public Comment

REZONINGS

7. P22RZ00001 TUCSON SCHOOL DISTRICT NO. 1 – S. CARDINAL AVENUE REZONING

Tucson School District No. 1, represented by Paradigm Land Design, LLC, request a rezoning of approximately 60.9 acres (parcel codes 138-25-593L, 138-25-593M, 138-25-593N, 138-25-593P, and 138-25-593Q) from the CR-1 (Rural Residential) to the CR-4 (Mixed-Dwelling Type) zone. The site is located on the east side of S. Cardinal Avenue, approximately 300 feet south of the intersection of W. Valencia Road and S. Cardinal Avenue. The proposed rezoning conforms
to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. (District 5)

8. P22RZ00004 WONG LIVING TRUST – W. VALENCIA ROAD REZONING
Wong Living Trust, represented by Projects International Inc., request a rezoning of approximately 38.19 acres (parcel code 137-19-004D) from the GR-1 (Rural Residential) (25.02 acres) and from the GR-1 (TDR) (Rural Residential – Transfer of Development Rights Receiving Area) (13.17 acres) to the CR-5 (Multiple Residence)(25.02 acres) and to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights Receiving Area) (13.17 acres) zone located on the north side of W. Valencia Road, approximately 700 feet west of the intersection of W. Valencia Road and S. Camino de la Tierra, addressed as 3450 W. Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor and Medium Low Intensity Urban. (District 5)

9. P22RZ00005 ACM VENTURES LLC – S. WILMOT ROAD REZONING
ACM Ventures LLC, represented by Projects International Inc., request a rezoning of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead – Transfer of Development Rights-Receiving Area) zone to the CB-2 (TDR-RA) (General Business – Transfer of Development Rights-Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Higher Intensity Urban. (District 2)

10. P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N LA CANADA DRIVE REZONING
Frost Holding Company Number Two LLC, represented by Steadfast Drafting and Design LLC, request a rezoning of approximately 1.66 acres (parcel code 104-01-068B) from the TR (Transitional) to the CB-2 (General Business) zone located at the southwest corner of W Roller Coaster Road and N La Canada Drive addressed as 5171 N La Canada Drive. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 1)
**MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION**

**RESCHEDULED TO WEDNESDAY, JULY 27TH**

11. Co9-05-30 STEWART TITLE & TRUST #1580 – Kinney Road Rezoning  
Steward Title & Trust #1580, represented by Paradigm Land Design, LLC, for a modification (substantial change) of rezoning condition #9 which requires adherence to the preliminary development plan as approved at public hearing. The applicant requests to revise the preliminary development plan, which depicts a 302-lot subdivision to allow a 450-lot subdivision. The subject site is approximately 146.1 acres zoned CR-4 (Mixed-Dwelling Type) (143 acres) and CR-4 (BZ) (Mixed-Dwelling Type – Buffer Overlay Zone) (3.1 acres), located on the north side of W. Irvington Road and the east and west sides of S. Kinney Road. (District 3)

**UNADVERTISED HEARING**

12. P22TA00004 and P22TA00005 Non-Code Ordinances for Development Services Permitting Fees and Regional Wastewater Reclamation Department Permitting Fees.

13. BOARD OF SUPERVISORS DISPOSITION OF CASES

14. ADJOURNMENT

The meeting summary will be posted on the website at:  
Planning and Zoning Commission Information - Pima County